

**MANITOU SPRINGS PLANNING COMMISSION  
AGENDA, REGULAR MEETING  
WEDNESDAY, OCTOBER 13, 2004, 7:00 P.M.**

***I. CALL TO ORDER***

***II. APPROVAL OF MINUTES***

1. July 14, 2004
2. August 11, 2004
3. September 8, 2004

***III. REVIEW OF COUNCIL ACTION***

4. MNR 0402 - Minor Development (New Single Family Residence and Access Drive) - 0 El Paso Blvd. - Bruce and Susan Brian, Applicants. The denial of this request was appealed to the City Council. At their October 5, 2004 meeting, Council remanded the request back to the Planning Commission with the specific requirement that the application be completed prior to the item being scheduled for a public hearing, 5-0.

***IV. UNFINISHED BUSINESS***

5. MJR 0401 – Major Development (Spa Building) – 934 Manitou Avenue – Oliver E. Watts, Consulting Engineer, Applicant. **(Indefinite Postponement Requested)**
6. V 0409 – Parking Variance (Spa Building) – 934 Manitou Avenue – Oliver E. Watts, Consulting Engineer, Applicant. **(Indefinite Postponement Requested)**

***V. NEW BUSINESS***

7. V 0420 – Front Yard Setback Variance (Deck Addition) – 7 Sutherland Road – Owen and Allison Borg, Applicants.
8. MJR 0402 – Major Development (Revised – New water line alignment) – Crystal Hills East Subdivision - DD Greer Design Studio, Applicant.
9. SW 0404 – Subdivision Waiver #4 (New water line alignment in areas of 30% and greater slopes) – Crystal Hills East Subdivision – DD Greer Design Studio, Applicant.

10. MNR 0403 – Minor Development (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant. **(Postponement Recommended)**
11. V 0418 – Height Variance (New Single Family Residence) - 0 Minnehaha Avenue – Gerhard Scholten, Applicant. **(Postponement Recommended)**
12. V 0419 – Parking Variance (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant. **(Postponement Recommended)**
13. V 0421 – Lot Size Density Variance (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant. **(Postponement Recommended)**
14. SV 0201 – Sign Variance Revocation (Karma Exchange Roof Sign) – 102-106 Manitou Avenue - Dean Frankmore, Owner.

## ***VI. OTHER BUSINESS***

15. Status of HB&A Evaluation of Land Use Codes Project.
16. Discussion of Meeting Protocol.

## ***VII. ADJOURNMENT***

cc: Rachel Buller (Term exp 12/31/06)  
Alan Delwiche, V. Chair (Term exp 12/31/06)  
Kerstin Eriksson, Alternate (Term exp 12/31/06)  
Christopher Johnson (Term exp 12/31/04)  
Jim Kwiecien, Chair (Term exp 12/31/06)  
Howard Lerner (Term exp 12/31/07)  
John C. Minahan, Jr. (Term exp 12/31/08)  
Gil Price (Term exp 12/31/07)  
Jeff Weinzierl (Term exp 12/31/05)

Nancy Barnes (Council Liaison)  
Kathy Verlo (Alternate)

Staff: Todd Liming, Planning Director  
Michelle Anthony, Planner  
Alan Jensen, City Attorney  
Cheri Mills, Admin. Asst.

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.